

RESOLUTION 2019-134

A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR THE MADISON PUD SUBDIVISION WITH 2 MODIFICATIONS OF DEVELOPMENT STANDARDS, MOS #1 AND MOS #2 REDUCTION OF THE CLASS C BUFFER, FOR THE PROPERTY LOCATED NORTH OF DEL RIO PIKE AND EAST OF BRINK PLACE, LOCATED AT 801 DEL RIO PIKE.

WHEREAS, the Board of Mayor and Aldermen of the City of Franklin, Tennessee, has, or will, approve the zoning for the property as part of Ordinance 2019-59; and

WHEREAS, the Planned Unit Development (PUD) process is a review procedure that is intended to encourage innovative land planning and design and avoid the monotony sometimes associated with large developments by:

- (a) Reducing or eliminating the inflexibility that sometimes results from strict application of zoning standards that were designed primarily for individual lots;
- (b) Allowing greater freedom in selecting the means to provide access, light, open space, and design amenities;
- (c) Encouraging a sensitive design that respects the surrounding established land use character and natural or man-made features of the site including, but not limited to, trees, historic features, streams, hillsides, and floodplains;
- (d) Promoting quality design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations, and land uses; and
- (e) Allowing deviations from certain zoning standards that would otherwise apply if not contrary to the general spirit and intent of this ordinance; and

WHEREAS, the PUD process requires the approval of a Development Plan that is reviewed and approved by BOMA, after a public hearing and a recommendation by the Franklin Municipal Planning Commission; and

WHEREAS, in accordance with the provisions of the City of Franklin, Tennessee, Zoning Ordinance, and as required by Tennessee Code Annotated § 13-4-310, as amended, the approval of the Development Plan by the BOMA will initiate a vesting period during which the development standards adopted by the City and in effect on the date of approval shall remain the standards applicable to the approved Development Plan.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, TENNESSEE, AS FOLLOWS:

SECTION I. That the legal description of the property included in the Development Plan is as follows:

PREMISES CONSIDERED	
Map-Parcel	Acres
63-11.00	20.0
Total	20.0

SECTION II. That the attached Location Map and Survey shall serve the purpose of further delineating the geographical boundaries as described by this Resolution.

SECTION III. That the overall entitlements for The Madison PUD are as follows:

Entitlements	The Madison PUD
Base Zone District	Planned District 12.7 (PD 12.7)
Character Area Overlay	CFCO-4
Other Zoning Overlays	n/a
Development Standard	Conventional
Number of Dwelling Units	64
Number of Nonresidential Square Footage	0
Number of Hotel Rooms	0
Connectivity Index	n/a
Open Space Requirements	5% Formal 10% Informal
Number of Phases in Development	1

SECTION IV. That the Development Plan, the exhibits accompanying the Development Plan, and all conditions and restrictions placed upon the Development Plan by the Franklin Municipal Planning Commission and this Board shall be made a part of this Resolution as though copied verbatim herein, and that a permanent record of the Development Plan, the exhibits accompanying the Development Plan, and all such conditions and restrictions shall be kept in the Franklin Planning and Sustainability Department.

SECTION V. That the following Modifications of Development Standards (MOS) were requested and acted upon by the Board of Mayor and Aldermen, after review and recommendation by the Franklin Municipal Planning Commission:

<p>MOS 1: Reduce the width of the Class C Buffer along the western property line to exclude the existing parking area from the buffer and utilize only existing vegetation within the buffer.</p> <p>Approved: _____</p> <p>Denied: _____</p>	<p>5.4.6(4)-Table 5-5: A Class C Buffer requires a 50-foot buffer width.</p> <p><i>Staff recommended approval.</i></p>

<p>MOS 2: Reduce the width of the Class C Buffer along the eastern property line by 12.5 feet to exclude any existing structures or patios from the buffer.</p> <p>Approved: _____</p> <p>Denied: _____</p>	<p>5.4.6(4)-Table 5-5: A Class C Buffer requires a 50-foot buffer width.</p> <p><i>Staff recommended approval.</i></p>
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SECTION VI. That this Resolution shall take effect from and after the passage of Ordinance 2019-59, on third and final reading, the health, safety, and welfare of the citizens requiring it.

Eric S. Stuckey
City Administrator

Dr. Ken Moore
Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney

PREAPPLICATION CONFERENCE: _____12/3/2019_____

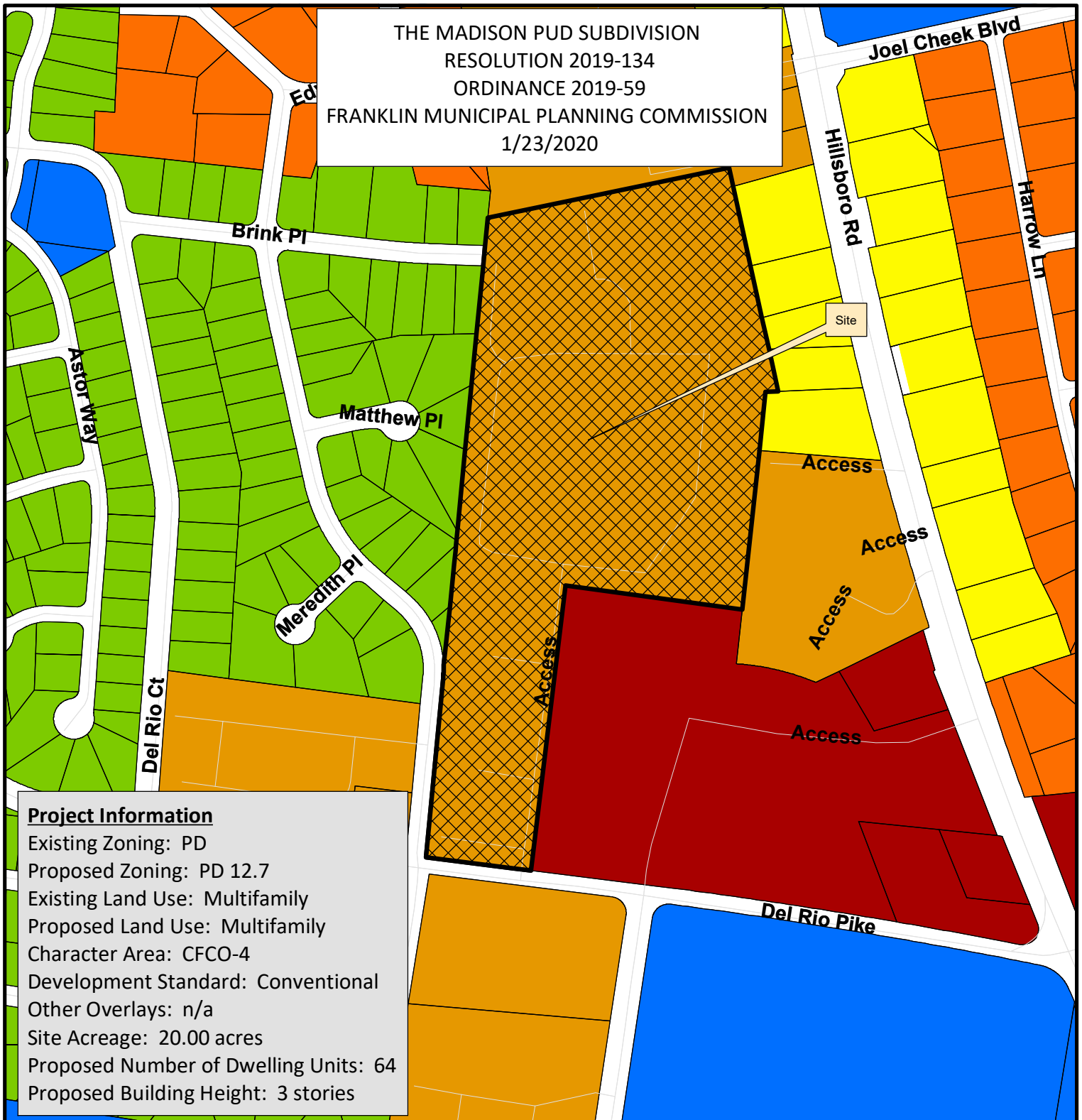
BOMA/FMPC JOINT CONCEPTUAL WORKSHOP: _____12/12/2019_____

NEIGHBORHOOD MEETING: _____12/3/2019_____

PLANNING COMMISSION RECOMMENDED APPROVAL: _____

PUBLIC HEARING AND BOMA APPROVAL: _____

THE MADISON PUD SUBDIVISION
 RESOLUTION 2019-134
 ORDINANCE 2019-59
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 1/23/2020



Project Information

Existing Zoning: PD
 Proposed Zoning: PD 12.7
 Existing Land Use: Multifamily
 Proposed Land Use: Multifamily
 Character Area: CFCO-4
 Development Standard: Conventional
 Other Overlays: n/a
 Site Acreage: 20.00 acres
 Proposed Number of Dwelling Units: 64
 Proposed Building Height: 3 stories

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|--|---------------------------------------|
| The Madison PUD | SD-R Specific Development-Residential |
| AG Agricultural District | SD-X Specific Development-Variety |
| ER Estate Residential | OR Office Residential District |
| R-1 Residential District | GO General Office District |
| R-2 Residential District | CC Central Commercial District |
| R-3 Residential District | NC Neighborhood Commercial District |
| R-6 Residential District | GC General Commercial District |
| RM-10 Attached 10 Residential District | LI Light Industrial District |
| RM-15 Attached 15 Residential District | HI Heavy Industrial District |
| RM-20 Attached 20 Residential District | CI Civic and Institutional District |



0 250 500 1,000
 Feet

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